

**5105/4 Kurringal Court, Fannie Bay, NT 0820**



**Apartment For Sale**

Saturday, 13 January 2024

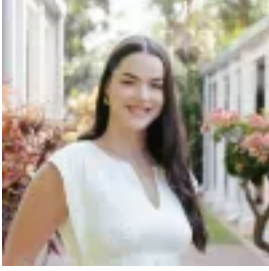
5105/4 Kurringal Court, Fannie Bay, NT 0820

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Evie Radonich  
0408108698



Andrew Harding  
0408108698

**\$340,000**

Property Specifics: Year Built: 2016 Council Rates: Approx. \$1,700 per year Area Under Title: 76 square metres Rental Estimate: Approx. \$450-\$550 per week Body Corporate: North Management Body Corporate Levies: Approx. \$1,212.12 per quarter Pet friendly: Written approval to the body corporate Vendor's Conveyancer: LawLab Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: MR (Medium Density) Status: Tenanted at \$450.00 per week until 07/03/2024

Offering that effortless coastal lifestyle you've always dreamed of, this stylish one-bedroom apartment is situated within Akoya's resort-style residential complex, moments from Fannie Bay's local shops, relaxed eateries and gorgeous foreshore. - Currently tenanted first-floor apartment within lifestyle complex in heart of Fannie Bay - Tasteful appointments and elegant neutral tones elevate carefully considered interior - Light, airy living space expands over effortless open concept flooded with natural light - Private balcony creates easy alfresco space to relax with leafy outlook over surrounds - Stylish kitchen boasts contemporary stone benchtops and quality appliances - Generous bedroom with large built-in robe provides access to balcony and bathroom - Spotless bathroom features walk-in shower and wall-hung vanity - Split-system AC ensures apartment remains comfortable no matter the season - Internal laundry offers great built-in storage to help keep apartment clutter-free - Covered parking for two vehicles, plus access to pool, gym and conference room

Situated within the newly built Akoya lifestyle complex, this effortlessly appealing apartment allows you to live among the best blue-chip real estate in the Territory, just a stone's throw from the best of Fannie Bay. Creating a cool, contemporary space, the apartment's bright open-plan living area welcomes you in, where you are perfectly positioned to appreciate the modern neutral palette and plush carpeting that seamlessly enhance the interior. If you have a love of cooking, the tastefully appointed kitchen is sure to impress. Boasting clean lines and gorgeous two-tone cabinetry, the kitchen is further complemented by sleek stone work surfaces and modern stainless-steel appliances. From here, allow yourself to be drawn out onto the balcony, where you find a private alfresco space perfect for entertaining. Enjoying a leafy outlook over the surrounds, this space creates the ideal spot for a quiet morning coffee or a relaxed evening entertaining friends. Also accessible from the balcony is the apartment's generously proportioned bedroom, which also provides plentiful built-in robes and direct access to the jack-and-jill bathroom. Completing this very appealing package is split-system AC, an internal laundry with handy built-in storage, and secure parking for two vehicles.

Looking for more? Akoya's fabulous resort-style facilities can't help but impress. Cool off in the sparkling inground pool, enjoy alfresco dining in the BBQ area, or clear your head in the modern gym. There is also a multi-purpose community social room and an enclosed bike storage area, all set within charmingly landscaped grounds. A short stroll from the iconic Cool Spot and Fannie Bay's shops, services and public transport, everything you need is on the doorstep. With Fannie Bay's foreshore just beyond, you'll also enjoy easy access to the Darwin Sailing Club and Trailer Boat Club, as well as parklands and the racetrack. Currently tenanted, this apartment provides an opportunity not to be missed! Act fast to arrange your inspection today. To arrange a private inspection or make an offer on this property, please contact Evie Radonich 0439 497 199 or Andrew Harding 0408 108 698 at any time.